

COUNCIL COMING ATTRACTIONS



Week of September 18, 2017

Short-term Rentals, Green Construction, White Flint 2 Sector Plan & MCPS Fund Balance Update




Council Coming Attractions is a summary of some of the issues before the Council. All Council staff reports and additional information on each item scheduled for Council or Committee review can be viewed at:


<http://www.montgomerycountymd.gov/COUNCIL/ondemand/index.html> .

The Council meeting schedule may change from time to time. The current Council and Committee agendas can also be viewed at:

<http://www.montgomerycountymd.gov/COUNCIL/ondemand/index.html> .

-  On September 19, the Council session will begin at 9:30 a.m. with Councilmember Rice presenting proclamations recognizing Constitution Week and Montgomery College for their National Climate Game Jam Competition.

COUNCIL

-  **Executive Regulation 21-15AMII, Adoption of the 2012 International Green Construction Code (IGCC)**

The Council is scheduled to vote on Executive Regulation 21-15AMII. The Planning, Housing and Economic Development Committee recommends approval. The staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7204&meta_id=142978 .

ER 21-15AMII would make the 2012 International Green Construction Code (IgCC) the new standard of compliance in the County, starting December 1, 2017. The IgCC is a model code that contains minimum requirements for increasing the environmental and health performance of building sites and structures. As an alternative to IgCC compliance, the regulation would allow new large (5,000 square feet or more) non-residential buildings to attain Leadership in Environment and Energy Design (LEED) Silver certification with an additional minimum energy efficiency attainment.



Bill 19-17, Buildings – Energy Efficiency and Environmental Design-Repeal

The Council is scheduled to vote on Bill 19-17. The PHED Committee recommends enactment. Council President Berliner introduced Bill 19-17 on behalf of the County Executive. The staff report can be viewed at:

http://montgomerycountymd.granicus.com/Viewer.php?view_id=169&event_id=7204&meta_id=142980 .

Bill 19-17 would repeal Article VII of Chapter 8 of the Montgomery County Code. Current County law requires private buildings with 10,000 square feet of gross floor area or larger to be LEED certified, which is a more permissive standard than LEED Silver. The bill anticipates the approval of Executive Regulation 21-15AMII as the new standard.



Bethesda Downtown Master Plan Sectional Map Amendment (H-122)

The Council is scheduled to vote on the Bethesda Downtown Master Plan Sectional Map Amendment (SMA) that will implement the recommendations of the recently Approved and Adopted Bethesda Downtown Sector Plan. The staff report can be viewed at:

http://montgomerycountymd.granicus.com/Viewer.php?view_id=169&event_id=7204&meta_id=142984 .

The SMA would put into effect zoning changes recommended in the Plan. It would rezone approximately 205 acres and reconfirm the zoning on 246 acres.



White Flint 2 Sector Plan

The Council is scheduled to receive an overview of the White Flint 2 Sector Plan, which complements the 2010 White Flint Sector Plan by recommending opportunities for infill and transitional development in key locations. This 460-acre Sector Plan includes: large commercial shopping centers, an office park, industrial and institutional properties, and established residential communities. Major roadways, including Rockville Pike (MD 355) and Montrose Parkway, bisect the Sector Plan area north to south and east to west, respectively. The CSX railroad tracks divide the eastern part of the Sector Plan area from the western portion. The Sector Plan area's adjacency to the City of Rockville and White Flint and Twinbrook, which are undergoing significant changes, contributes to the uniqueness of the area.

- Most of the Sector Plan area is included in the 1992 North Bethesda/Garrett Park Master Plan area and a smaller portion, Nicholson Court, is in the 2010 White Flint Sector Plan area. The 1992 Master Plan identified several properties that are in the White Flint 2 Plan area: Montrose Crossing, Wilgus, Tri-Rock, Loehmann's Plaza and light industrial zoned properties along Parklawn Drive. The Montrose Crossing Shopping Center was viewed as a significant opportunity to facilitate mixed-use development given the size of the property. The 1992 Plan did not introduce any other mixed-use zoning to the Plan area.
- The Sector Plan recommends retaining existing multi-family residential development to support a broad range of affordable housing options.
- Light industrial properties will continue to provide needed services for down-County residents and places for small businesses and entrepreneurs.
- New development in White Flint 2 will be compatible with existing residential neighborhoods, which will continue to have access to new public amenities and bikeway connections.

- White Flint 2 will provide mobility options through future Bus Rapid Transit (BRT); new bikeway linkages to adjacent areas; and new parks and open spaces for recreation. The Sector Plan will help to transform Rockville Pike (MD 355) into an urban boulevard with BRT and provide linkages to the City of Rockville. New streets will provide enhanced pedestrian and bikeway connections throughout the Sector Plan area, and Montrose Parkway East-Phase II will improve east-west connectivity.
- The Sector Plan recommends up to 5,700 new dwelling units primarily located along Rockville Pike, a portion of the Executive Boulevard office park and east of the CSX railroad tracks. The staff report can be viewed at:
http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7204&meta_id=142986 .

COMMITTEE



Executive Regulation 7-17, Requirements for the Housing Initiative Program

On Sept. 18 at 9:30 a.m., the Health and Human Services Committee will review Executive Regulation 7-17, which supersedes Executive Regulation 20-12 to establish the requirements for the Housing Initiative Program. This regulation revises definitions, clarifies program requirements, updates eligibility and conforms the regulation to match current departmental practice. The staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7406&meta_id=142903 .



Tree House Child Assessment Center

The Committee will close out its meeting with a briefing from the Tree House Child Assessment Center. This non-profit organization is dedicated to reducing trauma and promoting healing for child victims of physical abuse, sexual abuse and neglect. Through a collaborative process between the private and public sectors, key professionals come together on behalf of the best interests of victims. This early intervention is essential to ensure that an abused child or adolescent develops into a healthy and productive adult, who can form trusting and loving relationships. During discussion of the FY18 Operating Budget for the County's Department of Health and Human Services, the HHS Committee requested an update on the Tree House wait list and its transition to an independent nonprofit. The staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7406&meta_id=142905 .



Accessory Apartments

On Sept. 18 at 2 p.m. the Planning, Housing, and Economic Development Committee will receive a briefing on accessory apartments. Bill 31-12, Accessory Apartments – Licensing, which was sponsored by the PHED Committee, amended the process for approval of an accessory apartment. Under the new procedure the review of compliance and issuing rental licenses for accessory apartments is generally done by the Department of Housing and Community Affairs (DHCA). The PHED Committee is expected to discuss:

- Timely posting of applications and reports on DHCA's website;
- Posting the Director's reports without findings on all requirements; and
- The verification process used to determine if homes are owner-occupied.

The staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7407&meta_id=142962 .



ZTA 17-03, Accessory Residential Uses – Short-term Rentals

The Committee also will review ZTA 17-03, which would, among other things, make a bed and breakfast a limited use in most residential and mixed-used zones. It would limit short-term residential occupancy through services like Airbnb, FlipKey, and HomeAway to 90 days when the owner is not present and residing at the property. It would also establish limitations on the number

of adult overnight guests per unit and per bedroom, and that require one off-street parking space be provided for each rental contract. The staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7407&meta_id=142911 .



Bill 2-16, Transient Housing – Licensing and Registration

The Committee will close out its meeting reviewing Bill 2-16. The lead sponsor is Council Vice President Riemer. Councilmember Rice is a cosponsor. Bill 2-16 would revise Chapter 54 of the County Code to update the provisions for hotels, delete forms of transient housing no longer allowed by the Zoning Code, establish a less burdensome method for licensing bed and breakfast establishments, and assign responsibilities for licensing between Executive departments. The staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7407&meta_id=142913 .



FY17 MCPS Operating Budget and Grant Funds Categorical Transfers

On Sept. 18 at 2 p.m. the Education Committee will review FY17 MCPS Operating Budget and Grant Funds categorical transfers. The Education Committee will:

- Discuss the FY17 Year-end Financial Report of the Montgomery County Public Schools (MCPS);
- Consider a resolution to approve categorical transfers for the MCPS FY17 Operating Budget and FY17 Grant Funds; and
- Discuss MCPS' Fund Balance in the operating fund and group insurance fund.

The staff report can be viewed at:

http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=169&event_id=7408&meta_id=142907 .